

Guide|Community Commercial Overlay

CITY OF COLUMBUS-DEPARTMENT OF DEVELOPMENT-PLANNING DIVISION

Overview. The Community Commercial Overlay (CCO) is a zoning tool to encourage a walkable built environment that reflects the development pattern of early 20th commercial corridors in Columbus. It was first established on N. High Street north of Morse Road in Clintonville and is found in city code in section 3372.

Applicability. The CCO only applies to retail, restaurant, office and medical office uses.

Standards. The CCO applies design standards that address the location and design of new buildings (and additions to existing buildings), parking lot placement and related development standards. It does not address land use. Examples of standards include:

- Buildings are placed at 25 feet (plus or minus 2 feet) from the public right-of-way of the primary street; up to one-third of the building frontage can be set 5 feet in advance or 15 feet beyond this “build to” line to provide a public-private space, such as an outdoor dining area.
- Buildings are to have a minimum width of 60% of the lot width.
- Front doors are placed on the building primary elevation.
- Signs should be ground monument style and/or wall mounted.
- At least 60% of the front elevation between 2 and 10 feet in height must be clear non-tinted window glass.
- Front yards are to be landscaped and parking, stacking and circulation aisles are not permitted between the building and the right-of-way.
- No more than 50% of off-street parking spaces is allowed to the side of the building.
- Drive-thru windows are placed to the side or rear of the building.

When Does the CCO Apply? In general, the CCO applies when certain code-specified improvements occur, such as new construction of a building or parking lot, expansion of an existing building, and new signage.

When Does the CCO Not Apply? For existing development, the city’s non-conformance standards apply. But specific to the CCO, such things as routine maintenance, replacement of in-kind material, restriping/reconfiguration of existing parking lots don’t fall under CCO requirements.

Parking Reductions. Most retail uses are allowed a 25% parking reduction, with some specific uses that are not parking intensive receiving up to a 50% parking reduction.

Design Review. Unless a property is located in a historic district or under the University Area Review Board, there are no design review requirements.

On-Line Resources. For a complete list of CCO locations, including maps and code references, please visit www.development.columbus.gov/commercialoverlays.aspx.

Staff Contact. Please contact the Building and Zoning Services Department, Zoning Clearance staff, to discuss the applicability of the CCO to a property (614-645-8637).

Adoption. If your neighborhood is interested in proposing the CCO to a particular commercial corridor, please contact the Planning Division / Neighborhood Planning Section at 614-645-6823.



City of Columbus
Mayor Michael B. Coleman
Department of Development
Boyce Safford, III, Director

Entities that have built in the CCO

Bob Evans
Taco Bell
Tonga Body Shop



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Planning Division

109 N. Front Street

Columbus, Ohio 43215

614-645-8664

www.development.columbus.gov/planning.aspx

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